



CITY OF LODI

COUNCIL COMMUNICATION

Special Mtg.

AGENDA TITLE: Adopt Resolution Accepting Harney Lane and Stockton Street Frontage Improvements in Parisis Ranch, Tract No. 3111

MEETING DATE: September 24, 2002

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt a resolution accepting Harney Lane and Stockton Street frontage improvements in Parisis Ranch, Tract No. 3111.

BACKGROUND INFORMATION: Improvements for the Parisis Ranch development include street widening and frontage improvements on Stockton Street and Harney Lane as well as improvements within the subdivision boundaries.

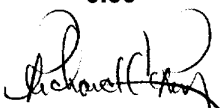
The development improvements within the subdivision boundaries were completed in substantial conformance with the requirements of the Improvement Agreement between the City of Lodi and Park Place Development, LLC, as approved by the City Council on August 15, 2001, and as shown on Drawings No. 000D146 through 000D153, 000D158 through 000D164 and 000D166. These interior street improvements were accepted by Council on April 3, 2002. The completion of the required improvements on Harney Lane and Stockton Street, as shown on Drawings No. 000D147, 000D148, 000D152, 000D153, 000D159 and 000D163, were delayed due to a dispute between the City and Park Place Development and PG&E regarding the relocation of their poles in Harney Lane.

Park Place Development has completed all of the curb, gutter and sidewalk work on Harney Lane and Stockton Street as well as the landscaping and irrigation systems. They are now waiting for the PG&E power poles to be relocated so that the street widening work can be constructed. This street widening work would be best coordinated with the City's traffic signal installation at Harney Lane and Stockton Street. Because of this coordination issue and the delay in the pole relocation work, the City has collected money from Park Place Development for their portion of the street widening work at this intersection. Staff is now recommending that Council accept the curb, gutter, sidewalk, landscaping and irrigation system improvements along the Harney Lane and Stockton Street frontages in Parisis Ranch and amend the Improvement Agreement to relieve Park Place Development of their responsibility for the pavement portions of Harney Lane and Stockton Street.

The streets to be accepted are as follows:

Streets	Length in Miles
Harney Lane	0.00
Stockton Street	0.00
Total New Miles of City Streets	0.00

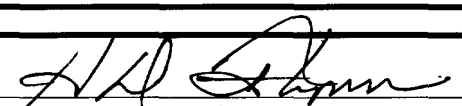
FUNDING: Not applicable.


Richard C. Prima, Jr.
Public Works Director

Prepared by Wes Fujitani, Senior Civil Engineer

cc: City Attorney	Street Superintendent
Senior Civil Engineer Welch	Senior Traffic Engineer
Senior Civil Engineer Fujitani	Chief Building Inspector
Park Place Development, LLC	Senior Engineering Technician Gaither
Baumbach & Piazza	

APPROVED: _____


H. Dixon Flynn -- City Manager

CACCEPT

09/17/02

When Recorded, Return to:
City of Lodi City Clerk's Office
P.O. Box 3006
Lodi, CA 95241-1910

RESOLUTION NO. 2002-196

A RESOLUTION OF THE LODI CITY COUNCIL ACCEPTING
THE DEVELOPMENT IMPROVEMENTS INCLUDED
IN THE IMPROVEMENT AGREEMENT FOR HARNEY LANE
AND STOCKTON STREET FRONTAGE IMPROVEMENTS
IN PARISIS RANCH, TRACT NO. 3111

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The City Council of the City of Lodi finds:

1. That all requirements of the Improvement Agreement between the City of Lodi and Park Place Development, LLC, for the curb, gutter and sidewalk work on Harney Lane and Stockton Street frontage improvements as well as the landscaping irrigation systems in Parisis Ranch, Tract No. 3111, have been substantially complied with. The improvements are shown on Drawings No. 000D147, 000D148, 000D152, 000D153, 000D159 and 000D163, on file in the Public Works Department and as specifically set forth in the plans and specifications approved by the City Council on August 15, 2001.
2. That the Improvement Agreement between the City of Lodi and Park Place Development, LLC, for the Harney Lane and Stockton Street frontage improvements in Parisis Ranch, Tract No. 3111 is hereby amended by relieving Park Place Development of their responsibility for the pavement portions of Harney Lane and Stockton Street for due consideration paid to the City of Lodi covering this portion of the agreement.
3. The streets to be accepted are as follows:

Streets	Length in Miles
Harney Lane	0.00
Stockton Street	0.00
Total New Miles of City Streets	0.00

September 24, 2002

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I hereby certify that Resolution No. 2002-196 was passed and adopted by the City Council of the City of Lodi in a regular meeting held September 24, 2002, by the following vote:

AYES: COUNCIL MEMBERS – Susan Hitchcock, Emily Howard, and Alan Nakanishi

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – Keith Land and Mayor Pennino

ABSTAIN: COUNCIL MEMBERS – None


SUSAN J. BLACKSTON
City Clerk

2002-196

CITY COUNCIL

PHILLIP A. PENNINO, Mayor
SUSAN HITCHCOCK
Mayor Pro Tempore
EMILY HOWARD
KEITH LAND
ALAN S. NAKANISHI

CITY OF LODI
PUBLIC WORKS DEPARTMENT

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6710
EMAIL pwdept@lodi.gov
<http://www.lodi.gov>

H. DIXON FLYNN
City Manager
SUSAN J. BLACKSTON
City Clerk
RANDALL A. HAYS
City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

September 24, 2002

Park Place Development, LLC
P.O. Box 1598
Lodi, CA 95241-1598

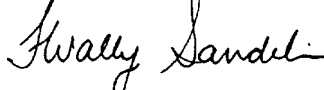
SUBJECT: Parisis Ranch, Tract No. 3111

The City Council of the City of Lodi, at its meeting on September 24, 2002, accepted the public improvements that were made in the subject project.

Enclosed for your files is a copy of the resolution accepting the public improvements. From the date of the resolution, the City of Lodi will maintain the street and other public improvements installed within rights-of-way and public utility easements as shown on the approved plans.

A copy of this letter will be sent to your bonding agency in order that the bond covering faithful performance can be exonerated. The bond covering labor and materials will have to remain in effect for a period of ninety days from the date of the resolution in conformance with State law.

If you have any questions, please contact Rebecca Areida, Management Analyst, at (209) 333-6800, ext. 2658, or me at (209) 333-6709.



F. Wally Sandelin
City Engineer

FWS/pmf

Enclosures

cc: Electric Utility Department
Water/Wastewater Division
Street Division
City Clerk
Management Analyst
Interwest Insurance Service

CITY COUNCIL

PHILLIP A. PENNINO, Mayor
SUSAN HITCHCOCK
Mayor Pro Tempore
EMILY HOWARD
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Public Works Director

September 24, 2002

Interwest Insurance Service
401 Watt Avenue
Sacramento, CA 95864

SUBJECT: Parisis Ranch, Tract No. 3111

The City Council of the City of Lodi, at its meeting on September 24, 2002, accepted the public improvements in the subject project. A copy of the resolution is enclosed.

This letter is your authorization to exonerate the bond covering faithful performance. The bond covering labor and materials must remain in effect until December 23, 2002, in conformance with the requirements of State law. You will receive no further correspondence regarding the release of the bond for labor and materials unless a claim is filed.

If you have any questions, please contact Rebecca Areida, Management Analyst, at (209) 333-6800, ext. 2658, or me at (209) 333-6709.



F. Wally Sandelin
City Engineer

FWS/RA/pmf

Enclosures

cc: Park Place Development, LLC
City Clerk
Management Analyst

LINSBOND